

Houchins, Karla

From: Park, Emily [Emily.Park@huschblackwell.com]
Sent: Thursday, August 20, 2015 3:32 PM
To: Houchins, Karla
Cc: Wieberg, Alicia; Vaughn, Tom
Subject: RE: CON Proposal: #5213 RS: Friendship Village Assisted Living
Attachments: Exhibit A - Site Plan.pdf; Exhibit B - Schematic Drawings.pdf; Exhibit C - Proposed Project Budget.pdf; Exhibit D - Letter of Support.pdf

Karla,

This email responds to your requests for additional information emailed on August 7, 2015. Our client has made some changes to its CON application that concern your requests for additional information.

1. In the initial application, the applicant proposed to build a three-story building, with only the second and third floors used for the proposed 60-bed ALF. Since that time, the applicant has worked with the builder to modify these plans.

Instead of building a three-story building, the applicant is now seeking to build a four-story building that will be fully devoted to the ALF. As you will see in the revised Proposed Project Budget (and attachments thereto), the cost of building remains unchanged. Each floor will house 15 ALF units, with the first floor being used for 15 memory care units. The first floor will be 15,804 square feet, and the second-fourth floors will each be 14,994 square feet. Therefore, the total square footage for the building is 60,768. Each room in the facility will house only one ALF bed.

Attached as Exhibit A is a new site plan for the project.

Attached as Exhibit B are new schematic drawings for the project. Included in Exhibit B is a cover letter showing that these schematic drawings were submitted to Tracy Cleeton at DHSS.

2. The value of the land was inadvertently left out of the Proposed Project Budget submitted with the application. Attached as Exhibit C is a revised Proposed Project Budget, including the value of the land. Included with Exhibit C is a revised Detail Sheet for the Proposed Project Budget, the construction cost estimate from the contractor, and the documents to support the value of the land.
3. The additional application fee is being mailed.

In addition to the above, we are also submitting an additional letter of support received from State Representative Bill Otto. It is attached hereto as Exhibit D.

Please let me know if you have any additional questions.

Thank you,

Emily M. Park
Attorney
Direct: 573.761.1120
Emily.Park@huschblackwell.com

From: Houchins, Karla [<mailto:Karla.Houchins@health.mo.gov>]
Sent: Thursday, August 13, 2015 4:45 PM
To: Park, Emily
Cc: Wieberg, Alicia; Vaughn, Tom
Subject: RE: CON Proposal: #5213 RS: Friendship Village Assisted Living

Emily, if you can get this to me by early afternoon next Thursday the 20th, that should work. If you acquire the information sooner, please submit it sooner. The application fee can be submitted the following week if needed.

Karla Houchins

Program Coordinator, Certificate of Need
Department of Health and Senior Services

3418 Knipp Drive, P.O. Box 570

Jefferson City, MO 65102

573-751-6700

FAX: 573-751-7894

EMAIL: karla.houchins@health.mo.gov

<http://health.mo.gov/information/boards/certificateofneed/index.php>

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From: Park, Emily [<mailto:Emily.Park@huschblackwell.com>]
Sent: Thursday, August 13, 2015 2:44 PM
To: Houchins, Karla
Cc: Wieberg, Alicia; Vaughn, Tom
Subject: RE: CON Proposal: #5213 RS: Friendship Village Assisted Living

Karla,

This email concerns your request for additional information emailed on August 7, 2015. We are respectfully requesting an extension to the deadline for responding. We are working with our client to gather the necessary information and we anticipate needing an additional week.

Thank you,

Emily M. Park
Attorney

Direct: 573.761.1120

Emily.Park@huschblackwell.com

From: Houchins, Karla [<mailto:Karla.Houchins@health.mo.gov>]
Sent: Friday, August 07, 2015 10:59 AM
To: Vaughn, Tom
Cc: Wieberg, Alicia
Subject: CON Proposal: #5213 RS: Friendship Village Assisted Living

Hi, Tom.

We are reviewing the CON application to establish Friendship Village Assisted Living. Additional information is needed.

1. Costs for the entire facility should be included in the project cost, including the first floor. Submit a revised budget, budget detail and new construction cost documentation.
2. The cost (current appraised value) of the land to be used for the facility should be included in the project cost. Provide documentation of the value.
3. Submit an additional application fee.
4. The population, numbers of beds and bed need calculation will be checked at a later date. If there is a question or discrepancy, you will be notified.



Certificate of Need Program

PROPOSED PROJECT BUDGET**Description****Dollars****COSTS:***

(Fill in every line, even if the amount is "\$0".)

1. New Construction Costs ***	\$11,844,830
2. Renovation Costs ***	\$0
3. Subtotal Construction Costs (#1 plus #2)	\$11,844,830
4. Architectural/Engineering Fees	\$700,000
5. Other Equipment (not in construction contract)	\$100,000
6. Major Medical Equipment	\$0
7. Land Acquisition Costs ***	\$1,405,000
8. Consultants' Fees/Legal Fees ***	\$75,000
9. Interest During Construction (net of interest earned) ***	\$885,449
10. Other Costs ***	\$500,000
11. Subtotal Non-Construction Costs (sum of #4 through #10)	\$3,665,449
12. Total Project Development Costs (#3 plus #11)	\$15,510,279 **

FINANCING:

13. Unrestricted Funds	\$1,000,000
14. Bonds	\$13,105,279
15. Loans	\$0
16. Other Methods (specify)	\$1,405,000
17. Total Project Financing (sum of #13 through #16)	\$15,510,279 **

18. New Construction Total Square Footage	60,786
19. New Construction Costs Per Square Foot *****	\$195
20. Renovated Space Total Square Footage	0
21. Renovated Space Costs Per Square Foot *****	\$0

* Attach additional page(s) detailing how each line item was determined, including all methods and assumptions used. Provide documentation of all major costs.

** These amounts should be the same.

*** Capitalizable items to be recognized as capital expenditures after project completion.

**** Include as Other Costs the following: other costs of financing; the value of existing lands, buildings and equipment not previously used for health care services, such as a renovated house converted to residential care, determined by original cost, fair market value, or appraised value; or the fair market value of any leased equipment or building, or the cost of beds to be purchased.

***** Divide new construction costs by total new construction square footage.

***** Divide renovation costs by total renovation square footage.

Detail Sheet
Attachment to MO 580-1863

1. New construction costs were derived from an estimate from the project contractor Paric Construction (see attached).
4. Architectural costs are from vendor estimates.
5. The cost for other equipment is based upon vendor estimates for kitchen equipment.
6. There will be no major medical equipment.
7. The land acquisition cost is the contract purchase price for the three parcels of land that would be used for the proposed ALF.
8. Consultant fees are from vendor estimates for geotechnology testing and site borings and legal fees.
9. Estimated interest expense is based upon capitalized interest.
10. Other costs include furniture and fixtures for resident living spaces and common areas, and non-major medical equipment.
16. Because the land and building are fully owned by Applicant, the value of the land and building associated with the project has been included on Line 16 as "Other Methods" of financing.



Jill Frein
Friendship Village
12503 Village Circle Drive
St. Louis, MO 63127

Re: Friendship Village Chesterfield – Assisted Living and Memory Care
60 Unit AL/MC Facility Construction

Ms. Frein,

We are pleased to provide you with the budget for construction of the new assisted living and memory care facility for your Chesterfield, MO campus. We understand the licensed assisted living and memory care portions of the project to be a four story 60,786 SF building constructed as wood frame.

Our estimated cost of construction is as follows:

Site Development

Site construction including demolition, mass grading, retaining walls, site water service, site sanitary sewer, storm sewer, site electric and lighting, concrete, landscaping, and asphalt paving.

Site Development Costs: \$1,723,449

Building Construction

Costs for the construction of a four story wood frame building totaling 60,786 SF of AL/MC space for a total of 60 AL/MC units and support spaces. This cost would include concrete foundations, slab/topping slab, wood framing, trim carpentry, cabinets/casework and tops, insulation, masonry, siding, roofing, flashing, doors/frames/hardware, windows, storefront, drywall, ceilings, flooring, painting, specialties, elevator, fire sprinklers, HVAC system, Plumbing, and electrical.

Building Costs: \$10,121,381

We look forward to working with Friendship Village to develop yet another successful project on your campus. If you have any further questions, please call me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd Goodrich', is written over a horizontal line.

Todd Goodrich, Vice President

OMB No. 2502-0265

FINAL

A. SETTLEMENT STATEMENT (HUD-1)



B. TYPE OF LOAN

1. ☐ FHA 2. ☐ FHMA 3. ☐ CONV. UNINS.
4. ☐ VA 5. ☐ CONV. INS.

6. FILE NUMBER: 05010544 7. LOAN NUMBER

8. MORTGAGE INS. CASE NO.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME & ADDRESS OF BORROWER: Friendship Village of West County
15201 Olive Blvd, Chesterfield, MO 63005

E. NAME & ADDRESS OF SELLER: David L. Prange and Lizbeth A. Prange
15255 Olive Blvd., Chesterfield, MO 63017

F. NAME & ADDRESS OF LENDER: CASH

G. PROPERTY LOCATION: 15255 Olive Boulevard, Chesterfield, MO 63017

H. SETTLEMENT AGENT: Continental Title of Missouri, LLC
PLACE OF SETTLEMENT: 14169 Clayton Road, Chesterfield, MO 63017

I. SETTLEMENT DATE: 9/05/2014

DISBURSEMENT DATE: 9/05/2014

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract sales price	435,000.00	401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to borrower: (line 1400)	1,012.00	403.	
104.		404.	
105.		405.	
Adjustments For Items Paid By Seller In Advance:		Adjustments For Items Paid By Seller In Advance:	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower:	436,012.00	420. Gross Amount Due To Seller:	
200. Amounts Paid By Or In Behalf Of Borrower:		500. Reductions In Amount Due To Seller:	
201. Deposit or earnest money	10,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st Mtg. Ln.	
205.		505. Payoff 2nd Mtg. Ln.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments For Items Unpaid By Seller:		Adjustments For Items Unpaid By Seller:	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01/14 to 09/05/14	128.03	511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215			

L.		SETTLEMENT	CHARGES	Escrow: 05010544	Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
700. Total Sales/Broker's Commission: Based On Price \$ @ % =						
Division of Commission (line 700) As Follows:						
701. \$	to					
702. \$	to					
703. Commission paid at settlement						
704.						
800. Items Payable In Connection With Loan:						
801. Loan Origination fee	%					
802. Loan Discount	%					
803. Appraisal fee to:						
804. Credit report to:						
805. Lender's inspection fee						
806. Mortgage insurance application fee to						
807. Assumption fee						
808.						
809.						
810.						
811.						
812.						
813.						
814.						
815.						
816.						
817.						
818.						
819.						
820.						
821.						
900. Items Required By Lender To Be Paid In Advance:						
901. Interest from	to	@ \$	/day (0 days)			
902. Mortgage insurance premium for	mo. to					
903. Hazard insurance premium for	yrs. to					
904. Flood insurance premium for	yrs. to					
905.						
906.						
1000. Reserves Deposited With Lender:						
1001. Hazard insurance	0 months @ \$	0.00 per month				
1002. Mortgage insurance	0 months @ \$	0.00 per month				
1003. City property taxes	0 months @ \$	0.00 per month				
1004. County property taxes	0 months @ \$	0.00 per month				
1005. Annual assessments	0 months @ \$	0.00 per month				
1006. Flood insurance	0 months @ \$	0.00 per month				
1007.	0 months @ \$	0.00 per month				
1008. Aggregate Adjustment						
1009.						
1100. Title Charges						
1101. Settlement or closing fee to Continental Title of Missouri, LLC				100.00		
1102. Abstract or title search to						
1103. Title examination to						
1104. Title insurance binder to						
1105. Document preparation to						
1106. Notary fees to						
1107. Attorney's fees to						
(includes above item Numbers:)						
1108. Title insurance to Continental Title of Missouri, LLC						
(includes above item Numbers:)				398.00		
1109. Lender's coverage \$						
1110. Owner's coverage \$435,000.00 Premium: \$398.00						
1111. Title Service Work Charge to Continental Title of Missouri, LLC				450.00		
1112. Recording Service/Handling Fee to Continental Title of Missouri, LLC				30.00		
1113. E-Filing Fee to Continental Title Co-Recording				4.00		
1114.						
1200. Government Recording and Transfer Charges:						

SELLER'S AND/OR BORROWER'S STATEMENT

Escrow: 05010544

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrowers/Purchasers

Sellers

Friendship Village of West County

By:

D. Jerry Leigh, Assistant Secretary

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent:

Melissa L. Roy, Continental Title of Missouri, LLC

Date:

9/5/14

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

OMB No. 2502-0265

FINAL

A. SETTLEMENT STATEMENT (HUD-1)



B. TYPE OF LOAN

1. ☐ FHA 2. ☐ FHMA 3. ☐ CONV. UNINS.
4. ☐ VA 5. ☐ CONV. INS.

6. FILE NUMBER: 05010539 7. LOAN NUMBER

8. MORTGAGE INS. CASE NO.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME & ADDRESS OF BORROWER: Friendship Village of West County
15201 Olive Blvd., Chesterfield, MO 63005

E. NAME & ADDRESS OF SELLER: WCSS Properties, INC
15239 Olive Blvd., Chesterfield, MO 63005

F. NAME & ADDRESS OF LENDER: CASH

G. PROPERTY LOCATION: 15239 Olive Boulevard, Chesterfield, MO 63017

H. SETTLEMENT AGENT: Continental Title of Missouri, LLC
PLACE OF SETTLEMENT: 14169 Clayton Road, Chesterfield, MO 63017

I. SETTLEMENT DATE: 9/05/2014

DISBURSEMENT DATE: 9/05/2014

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower:

400. Gross Amount Due To Seller:

101. Contract sales price 500,000.00
102. Personal property
103. Settlement charges to borrower: (line 1400) 1,149.00
104.
105.

401. Contract sales price
402. Personal property
403.
404.
405.

Adjustments For Items Paid By Seller In Advance:

Adjustments For Items Paid By Seller In Advance:

106. City/town taxes to
107. County taxes to
108. Assessments to
109.
110.
111.
112.
113.
114.
115.
116.

406. City/town taxes to
407. County taxes to
408. Assessments to
409.
410.
411.
412.
413.
414.
415.
416.

120. Gross Amount Due From Borrower: 501,149.00

420. Gross Amount Due To Seller:

200. Amounts Paid By Or In Behalf Of Borrower:

500. Reductions In Amount Due To Seller:

201. Deposit or earnest money 10,000.00
202. Principal amount of new loan(s)
203. Existing loan(s) taken subject to
204.
205.
206.
207.
208.
209.

501. Excess deposit (see instructions)
502. Settlement charges to seller (line 1400)
503. Existing loan(s) taken subject to
504. Payoff 1st Mtg. Ln.
505. Payoff 2nd Mtg. Ln.
506.
507.
508.
509.

Adjustments For Items Unpaid By Seller:

Adjustments For Items Unpaid By Seller:

210. City/town taxes to
211. County taxes 01/01/14 to 09/05/14 5,110.29
212. Assessments to
213.
214.
215.

510. City/town taxes to
511. County taxes to
512. Assessments to
513.
514.
515.

L.	SETTLEMENT	CHARGES	Escrow: 05010539		
700. Total Sales/Broker's Commission:					
Based On Price \$	@	% =			
Division of Commission (line 700) As Follows:				Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
701. \$	to				
702. \$	to				
703. Commission paid at settlement					
704.					
800. Items Payable In Connection With Loan:					
801. Loan Origination fee	%				
802. Loan Discount	%				
803. Appraisal fee to:					
804. Credit report to:					
805. Lender's inspection fee					
806. Mortgage insurance application fee to					
807. Assumption fee					
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
816.					
817.					
818.					
819.					
820.					
821.					
900. Items Required By Lender To Be Paid In Advance:					
901. Interest from	to	@ \$	/day	(0 days)	
902. Mortgage insurance premium for	mo. to				
903. Hazard insurance premium for	yrs. to				
904. Flood insurance premium for	yrs. to				
905.					
906.					
1000. Reserves Deposited With Lender:					
1001. Hazard insurance	0 months @ \$	0.00 per month			
1002. Mortgage insurance	0 months @ \$	0.00 per month			
1003. City property taxes	0 months @ \$	0.00 per month			
1004. County property taxes	0 months @ \$	0.00 per month			
1005. Annual assessments	0 months @ \$	0.00 per month			
1006. Flood insurance	0 months @ \$	0.00 per month			
1007.	0 months @ \$	0.00 per month			
1008. Aggregate Adjustment					
1009.					
1100. Title Charges					
1101. Settlement or closing fee to Continental Title of Missouri, LLC				100.00	
1102. Abstract or title search to					
1103. Title examination to					
1104. Title insurance binder to					
1105. Document preparation to					
1106. Notary fees to					
1107. Attorney's fees to					
(includes above item Numbers:)			
1108. Title insurance to Continental Title of Missouri, LLC					
(includes above item Numbers:)		450.00	
1109. Lender's coverage \$					
1110. Owner's coverage \$ 500,000.00 Premium: \$450.00					
1111. Title Service Work Charge to Continental Title of Missouri, LLC				535.00	
1112. Recording Service/Handling Fee to Continental Title of Missouri, LLC				30.00	
1113. E-Filing Fee to Continental Title Co-Recording				4.00	
1114.					
1200. Government Recording and Transfer Charges:					

SELLER'S AND/OR BORROWER'S STATEMENT

Escrow: 05010539

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrowers/Purchasers

Sellers

Friendship Village of West County

By:

D. Jerry Leigh, Assistant Secretary

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.


Settlement Agent:

Melissa L. Roy, Continental Title of Missouri, LLC

Date:

9/5/14

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

FINAL A. SETTLEMENT STATEMENT (HUD-1)		OMB No. 2502-0265	
		B. TYPE OF LOAN	
		1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FHMA 3. <input type="checkbox"/> CONV. UNINS.	
		4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS.	
		6. FILE NUMBER: 05010540 7. LOAN NUMBER	
		8. MORTGAGE INS. CASE NO.:	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. NAME & ADDRESS OF BORROWER:		Friendship Village of West County 15201 Olive Blvd., Chesterfield, MO 63005	
E. NAME & ADDRESS OF SELLER:		Gloria G. Eggers 13927 Raintree Dr., Olathe, KS 66062	
F. NAME & ADDRESS OF LENDER:		CASH	
G. PROPERTY LOCATION:		15249 Olive Boulevard, Chesterfield, MO 63017	
H. SETTLEMENT AGENT:		Continental Title of Missouri, LLC	
PLACE OF SETTLEMENT:		14169 Clayton Road, Chesterfield, MO 63017	
I. SETTLEMENT DATE:		9/05/2014	
		DISBURSEMENT DATE: 9/05/2014	
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract sales price		401. Contract sales price	470,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)		403.	
104.		404.	
105.		405.	
Adjustments For Items Paid By Seller In Advance:		Adjustments For Items Paid By Seller In Advance:	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower:		420. Gross Amount Due To Seller:	470,000.00
200. Amounts Paid By Or In Behalf Of Borrower:		500. Reductions In Amount Due To Seller:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	254.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st Mtg. Ln.	
205.		505. Payoff 2nd Mtg. Ln.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments For Items Unpaid By Seller:		Adjustments For Items Unpaid By Seller:	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes 01/01/14 to 09/05/14	1,404.90
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower:		520. Total Reductions In Amount Due Seller:	1,658.90
300. Cash At Settlement From/To Borrower:		600. Cash At Settlement From/To Seller:	
301. Gross amount due from borrower (line 120)		601. Gross amount due to seller (line 420)	470,000.00
302. Less amount paid by/for borrower (line 220)		602. Less reductions in amount due seller (line 520)	1,658.90
303. Cash (<input type="checkbox"/> FROM) (<input type="checkbox"/> TO) Borrower:	0.00	603. Cash (<input checked="" type="checkbox"/> TO) (<input type="checkbox"/> FROM) Seller:	468,341.10

L.	SETTLEMENT	CHARGES	Escrow: 05010540	Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
700.	Total Sales/Broker's Commission: Based On Price \$	@ % =			
Division of Commission (line 700) As Follows:					
701.	\$	to			
702.	\$	to			
703.	Commission paid at settlement				
704.					
800.	Items Payable In Connection With Loan:				
801.	Loan Origination fee	%			
802.	Loan Discount	%			
803.	Appraisal fee to:				
804.	Credit report to:				
805.	Lender's inspection fee				
806.	Mortgage insurance application fee to				
807.	Assumption fee				
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
816.					
817.					
818.					
819.					
820.					
821.					
900.	Items Required By Lender To Be Paid In Advance:				
901.	Interest from	to @ \$ /day (0 days)			
902.	Mortgage insurance premium for	mo. to			
903.	Hazard insurance premium for	yrs. to			
904.	Flood insurance premium for	yrs. to			
905.					
906.					
1000.	Reserves Deposited With Lender:				
1001.	Hazard insurance	0 months @ \$ 0.00 per month			
1002.	Mortgage insurance	0 months @ \$ 0.00 per month			
1003.	City property taxes	0 months @ \$ 0.00 per month			
1004.	County property taxes	0 months @ \$ 0.00 per month			
1005.	Annual assessments	0 months @ \$ 0.00 per month			
1006.	Flood insurance	0 months @ \$ 0.00 per month			
1007.		0 months @ \$ 0.00 per month			
1008.	Aggregate Adjustment				
1009.					
1100.	Title Charges				
1101.	Settlement or closing fee to Continental Title of Missouri, LLC				165.00
1102.	Abstract or title search to				
1103.	Title examination to				
1104.	Title insurance binder to				
1105.	Document preparation to				
1106.	Notary fees to				
1107.	Attorney's fees to (includes above item Numbers:)				
1108.	Title insurance to (includes above item Numbers:)				
1109.	Lender's coverage \$				
1110.	Owner's coverage \$				
1111.	Recording of Affidavit of Death to Continental Title of Missouri, LLC				30.00
1112.	E-Filing Fee to Continental Title Co-Recording				8.00
1113.	Recording of POA to Continental Title Co-Recording				51.00
1114.					
1200.	Government Recording and Transfer Charges:				
1201.	Recording fees: Deed \$ 0.00	Mortgage \$ 0.00	Releases \$ 0.00		
1202.	City/County tax/stamps: Deed \$ 0.00	Mortgage \$ 0.00			
1203.	State tax/Stamp: Deed \$ 0.00	Mortgage \$ 0.00			
1204.					
1205.					
1300.	Additional Settlement Charges:				
1301.	Survey to				
1302.	Pest inspection to				
1303.					
1304.					
1305.					
1306.					
1307.					
1308.					
1400.	Total Settlement Charges (Enter on line 103, Section J - and - line 502, Section K)				254.00

Borrowers/Purchasers

Sellers

Gloria G. Eggers

By: Gloria E. Turner Power of
Gloria E. Turner, Power Of Attorney
attorney for Gloria G. Eggers

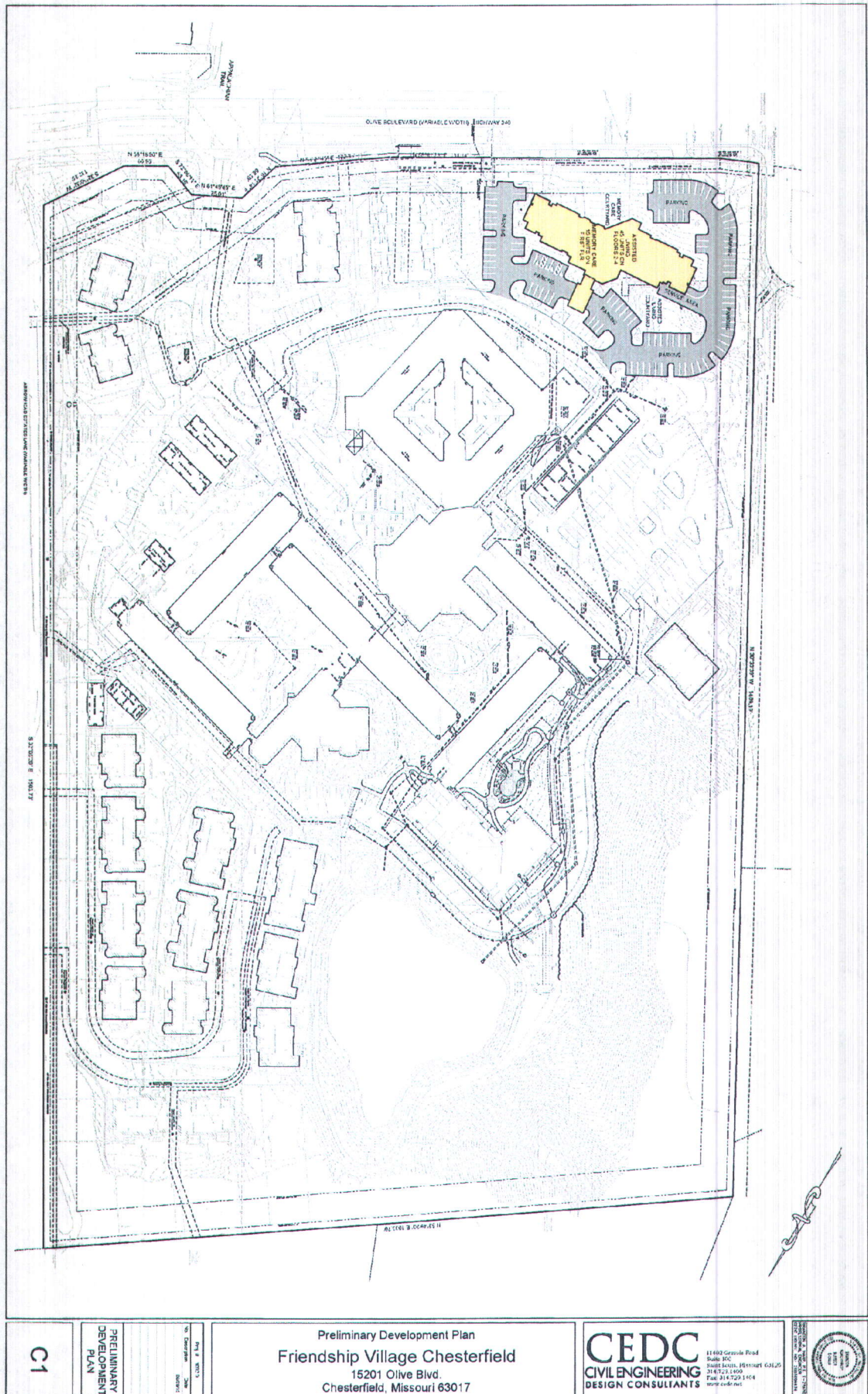
The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: M Roy

Date: 9/5/14

Melissa L. Roy, Continental Title of Missouri, LLC

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



C1

PRELIMINARY
DEVELOPMENT
PLAN

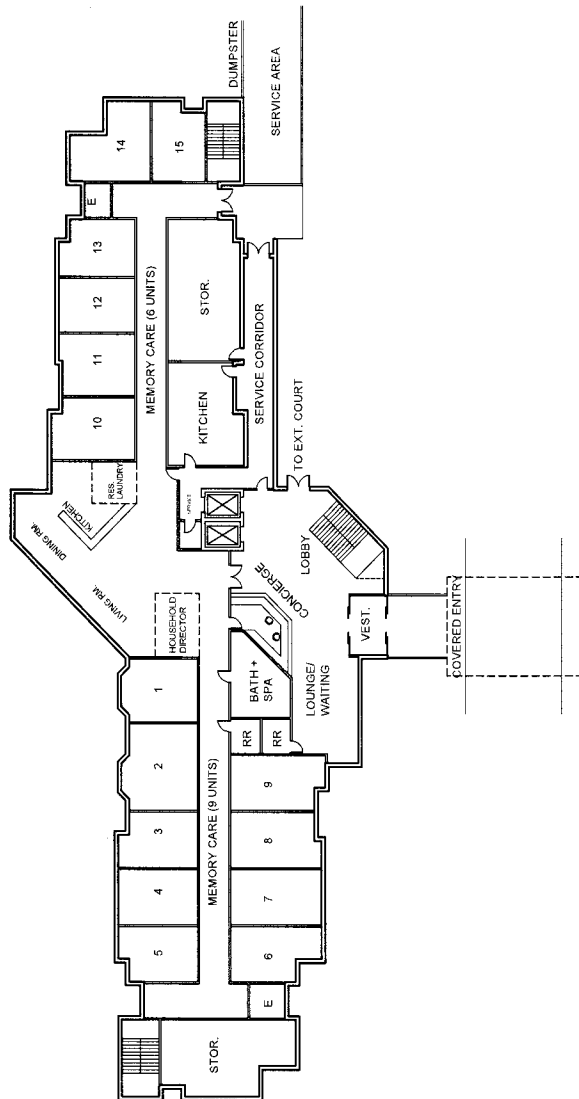
NO. 15201 OLIVE BLVD.

Preliminary Development Plan
Friendship Village Chesterfield
15201 Olive Blvd.
Chesterfield, Missouri 63017

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

11402 Gravel Road
Suite 100
St. Louis, Missouri 63125
Tel: 314.722.1100
Fax: 314.722.1104
www.cedc.net





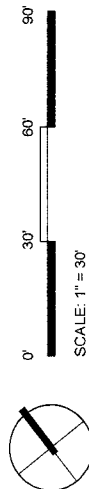
FRIENDSHIP VILLAGE CHESTERFIELD
FIRST LEVEL : MEMORY CARE

FIRST FLOOR (UNITS)
15 UNITS

15,804 S.F.

TOTAL 1ST FLOOR:
RESIDENT UNITS
COMMON / SERVICE AREA
TOTAL:

5,704 S.F.
10,100 S.F.
15,804 S.F.



FIRST FLOOR PLAN

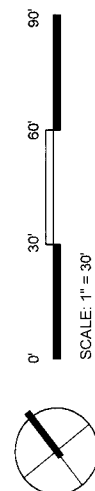
Scale: 1" = 30'-0"

FRIENDSHIP VILLAGE ALMC BUILDING

Chesterfield, Missouri



CON 2714352.00
08.18.2015



TOTAL 2ND FLOOR (THIRD AND FOURTH SIMILAR):	8,293 S.F.
RESIDENT UNITS	6,701 S.F.
COMMON / SERVICE AREA	14,994 S.F.
TOTAL:	

FRIENDSHIP VILLAGE CHESTERFIELD
LEVELS TWO - FOUR : ASSISTED LIVING
SECOND - FOURTH FLOOR (UNITS)
15 UNITS
14,994 S.F.

FRIENDSHIP VILLAGE ALMC BUILDING

SECOND - FOURTH FLOOR PLAN

Chesterfield, Missouri

Nine Sunnen Drive
St. Louis, Missouri 63143
p| 314.646.0400
f| 314.646.0100

GRAY DESIGN GROUP

2015

20 August

Mr. Tracy Cleeton
Missouri Department of Health and Senior Services
3418 Knipp Drive
Jefferson City, MO 65102

Regarding

Friendship Village

Dear Mr. Cleeton:

I have attached preliminary plans for a proposed assisted living/memory care project to be built at the Chesterfield camp of Friendship Village.

Please take the time to review and comment with regard to compliance with building requirements.

Sincerely,



Kent Wagster
KW/lid

Senior
Project
Manager

gray®

CAPITOL OFFICE
State Capitol, Room 103-B
201 West Capitol Avenue
Jefferson City, MO 65101-6806
Office Phone: (573) 751-4163
Cell Phone: (314) 397-6037
E-mail: bill.otto@house.mo.gov



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Select Committee on Insurance
Chairman: Labor Caucus

MISSOURI HOUSE OF REPRESENTATIVES

Bill Otto

State Representative
District 70

August 18, 2015

Karla Houchins
Program Coordinator, MHFRC
3418 Knipp Drive
P.O. Box 570
Jefferson City, MO 65102

Dear Ms. Houchins:

I am writing in regard to the CON application of Friendship Village, a not-for-profit organization in the Chesterfield area that cares for our senior citizens.

Friendship Village has a 40-year tradition of caring for our community's seniors and they have remained on the leading edge of senior care because of their forward-thinking philosophy. Now Friendship Village wants to continue being a leader in senior care by expanding their assisted living units. I believe their expansion plans will greatly benefit our seniors.

Friendship Village plans to expand their facilities by providing a 60-bed stand-alone assisted living facility with 15 memory care units, which will provide a more home-like setting for our seniors.

Reviews and Medicare both rate Friendship Village highly and their commitment to care is well known in our community. I strongly urge the rapid approval of Friendship Village's Certificate of Need application and expansion plans which will greatly improve senior care in our area.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bill Otto", is written over a light blue horizontal line.

Bill Otto
State Representative
District 70

Houchins, Karla

From: Park, Emily [Emily.Park@huschblackwell.com]
Sent: Friday, August 21, 2015 9:09 AM
To: Houchins, Karla
Subject: RE: CON Proposal: #5213 RS: Friendship Village Assisted Living

Karla,

The cost per square foot is slightly higher than the three-fourth percentile for the St. Louis area because there will be considerable site development costs and a very large retaining wall. The applicant is seeking a letter from its developer to explain this.

Thank you,

Emily M. Park
Attorney
Direct: 573.761.1120
Emily.Park@huschblackwell.com

From: Houchins, Karla [mailto:Karla.Houchins@health.mo.gov]
Sent: Thursday, August 20, 2015 4:51 PM
To: Park, Emily; Vaughn, Tom
Subject: RE: CON Proposal: #5213 RS: Friendship Village Assisted Living
Importance: High

Emily and Tom;

Thank you for this information. We only have one follow-up question. Based on the revised budget, the new construction costs per square foot is estimated to be \$195. The three-fourths percentile for an ALF in the St. Louis area is \$184.86 per square foot according to RS Means Construction Costs. Provide justification of the higher costs.

Can you respond by tomorrow morning?

Karla Houchins
Program Coordinator, Certificate of Need
Department of Health and Senior Services
3418 Knipp Drive, P.O. Box 570
Jefferson City, MO 65102
573-751-6700
FAX: 573-751-7894
EMAIL: karla.houchins@health.mo.gov
<http://health.mo.gov/information/boards/certificateofneed/index.php>

This email is from the Missouri Department of Health and Senior Services. It contains confidential or privileged information that may be protected from disclosure by law. Unauthorized disclosure, review, copying, distribution, or use of this message or its contents by anyone other than the intended recipient is prohibited. If you are not the intended recipient, please immediately destroy this message and notify the sender at the following email address: karla.houchins@health.mo.gov or by calling (573)751-6700.

From: Park, Emily [mailto:Emily.Park@huschblackwell.com]
Sent: Thursday, August 20, 2015 3:32 PM
To: Houchins, Karla
Cc: Wieberg, Alicia; Vaughn, Tom
Subject: RE: CON Proposal: #5213 RS: Friendship Village Assisted Living

Karla,